CERTIFICATE

This Planned Residential Development correctly represents a survey made by me in conformance with the requirements of Island County and the Washington Act, in the month of Auto-1996 State Survey





This Planned Residential Development constand County Code, and is hereby approved this ntorms to the requirements established by Chapter 16 17. SFAL

J. Man

AUDITOR'S CERTIFICATE



GENERAL NOTES

Certificate of Title recorded under Auditor's File No.

The bearing system is based upon the East line of Section 18, Township 33 North, Range 2 East schown upon that survey map recorded in Book 4 of Surveys, page 160, under Auditor's File No records of Island County, Washington

Certification as comprise mal judgment. It does not used for this field e a warranty, guarantee, express or implied With declaration of his

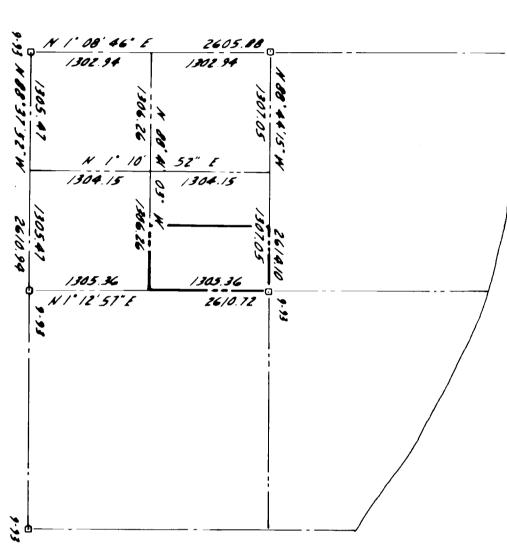
4 Island County has no responsibility to improve or maintain the private roads providing access to the property described in this development

The property of this subdivision is located within Noise Zone 2 - NAS Whidbey Island (Ault Field) use levels will reach between 65 and 75 decibels does not guarantee the issuance of

The Channel View PRD is subject to the covenants easements and restrictions listed under s File Numbers 03.0178.68 93.0178.60 93.017870 95.010933 96.010232 96.010233 and 96.010234. of Island County Washington

RESERVATION

Tracts A and B are to remain in their undisturbed natural state, are for passive use only and are reserved and permanently committed as OPEN SPACE in perpetuity and shall be conveyed to the owners of Lots I through 4 in this Planned Residential Development. The only exceptions are in connection with the construction, operation, maintenance and repair of septic systems and the well located in Tract A. Any change in the use or the boundaries of Tracts A. B or the common access and utility easement within this PRD requires approval from Island County for an amendment of the PRD.



EASEMENT PROVISIONS

ACCESS & UTILITY EASEMENT I. An easement is hereby reserved.

An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, together with their respective successors and assigns, over across and under the 40 foot strip shown hereon in which to install, renew, operate and maintain electrical and telephone facilities, together with the right to enter upon the lots at all times for the purposes stated. An easement is further reserved to the owners of lots. I through 4 for the purpose of ingress and egress and for the installation, maintenance and replacement of water lines and related facilities.

UTILITY EASEMENT 2.

An easement is hereby reserved for and granted to the owner of Lot 4 over, across and under the LS foot strip of land shown hereon, lying 7.5 feet on each side of the centerline as shown hereon, for the purpose of maintaining, renewing and replacing a sanitary sewer effluent line connecting said Lot 4 with the drainfield site shown on Tract A

An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, together with their respective successors and assigns, in which to install, renew, operate and maintain underground electrical and telephone facilities, and to the owners of Lots 1 through 4 in which to install, maintain and renew water lines, pump houses and related water service facilities over, across and under that 20 to 30 foot strip as shown hereon. Included herein is the right to enter upon said Tract. A and Lots 3 and 4 for the purposes stated.

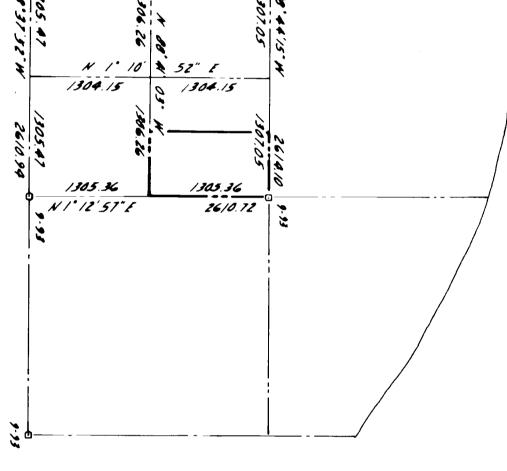
UNDERGROUND UTILITY EASEMENT 3.

An easement is hereby reserved for an

and grant

replacement of a sep sewage effluent lines DRAINFIELD 1. easement is hereby reserved to the owner(s) of Lot 4 for the installation, maintenance and of a septic drainfield serving said Lot 4, together with the right to install, maintain and replace ent lines across that portion of Tract A necessary to connect to said Drainfield Area No. 1

An easement is hereby reserved to the owner(s) of Lot 3 for the installation, maintenance and replacement of a septic drainfield serving said Lot 3, together with the right to install, maintain and replace sewage effluent lines across that portion of Tract A necessary to connect to said Drainfield Area No. 2 DRAINFIELD 2.



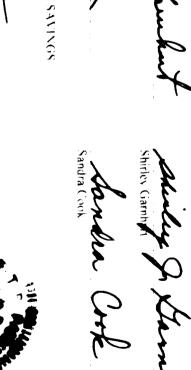
DEDICATION

Know all persons by these presents that we, the undersigned owners in fee simple of the land herein described, hereby declare this Planned Residential Development and dedicate to the use of the public forever, whatever public property there is shown thereon and the use thereon for public roads. We also dedicate to the use of the owners of the lots herein platted forever, all private roads and whatever mutually owned property that is shown on this Planned Residential Development. Also the right to make all necessary slopes for cuts and fills upon the lots, tracts, etc. shown hereon in the reasonable original grading of the roads shown hereon. Also, the right to drain said public and private roads over and across any lot, lots and or tracts where water might take a natural course after the roads are graded. Granted hereby is a waiver to all claims for damages against Island County which may be occasioned to the adjacent land within this Planned Residential Development by the established construction drainage and maintenance of said public and private roads.



Que L Linda Preder

WASHINGTON FEDERAL SAVINGS Daniel Carole





Lefty Riepma Vice President ACKNOWLEDGMENT

SECTION 17, TWP

33 N., R. 2 E.W.M

State of Washington

County of Island \$

I certify that I know or have satisfactory evidence that Ciary Preder and Linda Preder, his wife, as Coordon Garnhart, and Shirley Ciarnhart, his wife, and Daniel Cook ands Sandra Cook, his wife as individuals, and Leroy Riepma, authorized agent for Washington Federal Savings, a Washington corporation, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument, and said agent on oath stated that he was authorized to execute the said instrument.

October 7,1996 Notary Public in and for the State of Washington
My appointment expires (-)-

Dated

LEGAL DESCRIPTION

The East Half of the Northeast Quarter of the Southwest Quarter and the East 66 feet of the West Half of the Northeast Quarter of the Southwest Quarter in Section 17, Township 33 North, Range 2 East W.M., SUBJECT TO Right of Way for road known as Dyker Road (Sawmill Road)

RESTRICTIONS

Direct vehicular access to Sawmill Road is restricted to the easements as shown No blocking, diverting, or other alteration of existing, natural or man-made drainage ways is permitted without prior approval of the Island County Engineering Department. A portion of this property is encumbered by steep slopes (greater than 15% by definition). No grading (clearing, excavation or filling) is permitted within said slopes until such time as an approved Cirading Permit, or a waiver therefrom, is obtained from the Island County Engineering Department. Additional Restrictive and Protective Covenants applying to all lots within this Planned Residential Development are recorded under Auditor's File No. 360/74/3. records of Island County, Washington



REVISIONS RPF PLANNED RESIDENTIAL DEVELOPMENT NO. 006/93

IN SECTION 17, TWP. 33 N., R. 2 E.W.M., ISLAND COUNTY, WASHINGTON CHANNEL

VIEW

PO MPE 797 DAK INJMAN VA 18277 PE 1 FAX (280) 871-740 R.P. Fakkema & Co.

DATE 9-17-96

801

PRD NO. 008/83.R23317-204-2440

SHORT PLAT -4 LAG + 1 TRACT

3258898

